

**CITY OF ROUND ROCK, TEXAS  
PLANNING AND ZONING COMMISSION  
WEDNESDAY, FEBRUARY 16, 2005 AT 7:00 P.M.  
CITY COUNCIL CHAMBERS  
221 EAST MAIN STREET, ROUND ROCK, TEXAS 78664**

**MEMBERS**

AL KOSIK, CHAIRMAN  
PETER DRAPES, VICE CHAIRMAN  
SANDY ARNOLD  
DALE AUSTIN  
RUSS BOLES  
DAVID PAVLISKA  
LARRY QUICK  
RAY THIBODAUX  
BETTY WEEKS

**AGENDA**

**1. CALL TO ORDER 7:00 PM**

**2. ROLL CALL**

**3. APPROVAL OF THE JANUARY 12, 2005, REGULAR MEETING MINUTES.**

**4. CONSENT AGENDA**

- 4.A. Consider the Amending Plat of Hesters Crossing Shopping Center, Lots 4 and 6, Final Plat, application no. 05-001-FP.
- 4.B. Consider the Replat of Lot 4C, Block 1, Socrates Addition Final Plat, application no. 05-002-FP.
- 4.C. Consider the Settlers Crossing Section 3 Final Plat, application no. 05-003-FP.
- 4.D. Consider the Amending Plat of Turtle Creek Village Phase Eight, application no. 05-004-FP.
- 4.E. Consider the Old Settlers Retail Subdivision Final Plat, application no. 04-071-FP.
- 4.F. Amending Plat Lots 25 & 26, Block T, Mayfield Ranch Section One, application no. 05-005-FP.

**5. WITHDRAWN ITEMS**

- 5.A. Triple C Subdivision Preliminary Plat, application no. 04-022-PP.

**The applicant has requested that this item be withdrawn.**

**6. TABLED ITEMS REQUIRING A PUBLIC HEARING**

- 6.A. Consider public testimony regarding the application filed by Brushy Creek Reserve Investments for approval of the Parkside at Mayfield Ranch Concept Plan, application no. 04-008-CP.

**The applicant has requested that this item be tabled until the March 23, 2005 meeting.**

- 6.B. *Consider the Parkside at Mayfield Ranch Concept Plan, application no. 04-008-CP.*

- 6.C. Consider public testimony regarding the application filed by Sweet Home Baptist Church to rezone 8.82 acres of land out of the Wiley Harris Survey, Abstract No. 298, in Williamson County, Texas, from PUD (Planned Unit Development) District to TH (Townhouse) District, application no. 04-024-Z; to rezone 8.034 acres of land out of the Wiley Harris Survey, Abstract No. 298, in Williamson County, Texas, from PUD (Planned Unit Development) District to PF-1 (Public Facilities-Low Intensity) District, application no. 04-025-Z; and to rezone 3.562 acres of land out of the Wiley Harris Survey, Abstract No. 298, in Williamson County, Texas, from PUD (Planned Unit Development) District to C-2 (Local Commercial) District, application no. 04-023-Z.

**The applicant has requested that these items be tabled until the March 23, 2005 meeting.**

- 6.D. *Consider a recommendation to approve the rezoning of 8.82 acres from PUD (Planned Unit Development) District to TH (Townhouse) District, application no. 04-024-Z.*

- 6.E. *Consider a recommendation to approve the rezoning of 8.034 acres from PUD (Planned Unit Development) District to PF-1 (Public Facilities-Low Intensity) District, application no. 04-025-Z.*

- 6.F. *Consider a recommendation to approve the rezoning of 3.562 acres of land from PUD (Planned Unit Development) District to C-2 (Local Commercial) District, application no. 04-023-Z.*

- 6.G. Consider public testimony regarding the Sagebrush Subdivision Preliminary Plat, application no. 04-018-PP.

**The applicant has requested that this item be tabled until the March 23, 2005 meeting.**

- 6.H. *Consider the Sagebrush Subdivision Preliminary Plat, application no. 04-018-PP.*

- 6.I. Consider public testimony regarding the application filed by Behrens Subdivision Ltd. to rezone 20.073 acres of land, more or less, out of the David Curry Survey, Abstract No. 130, in Williamson County, Texas, from OS (Open Space) District to SF-2 (Single-Family Standard Lot) District, application no. 05-001-Z.

**The applicant has requested that this item be tabled until the March 23, 2005 meeting.**

- 6.J. *Consider a recommendation to approve the rezoning of 20.073 acres of land from OS (Open Space) District to SF-2 (Single-Family Standard Lot) District, application no. 05-001-Z.*

- 6.K. Consider public testimony regarding the Behrens Ranch, Phase F Concept Plan, application no. 05-001-CP.

**The applicant has requested that this item be tabled until the March 23, 2005 meeting.**

- 6.L. *Consider a recommendation to approve the Behrens Ranch, Phase F Concept Plan, application no. 05-001-CP.*

## **7. TABLED ITEMS NOT REQUIRING A PUBLIC HEARING**

- 7.A. Consider an application filed by Camco Land, Ltd., to amend the Land Use Plan for 2.274 acres of land out of the P. A. Holder survey, Abstract No. 297, Williamson County, Texas, within the Meadows of Chandler Creek from a single-family designation to a commercial designation, application no. 04-011-Z.

**The applicant has requested that this item be tabled until the March 23, 2005 meeting.**

- 7.B. Consider the Brushy Creek Regional Wastewater Treatment Plant Final Plat, application no. 04-069-FP.

**The applicant has requested that this item be tabled until the March 23, 2005 meeting.**

- 7.C. Consider the Lisa Rae Drive Subdivision Preliminary Plat, application no. 05-003-PP.

**The applicant has requested that this item be tabled until the March 23, 2005 meeting.**

- 7.D. Consider the Ray Berglund Boulevard Subdivision Preliminary Plat, application no. 05-004-PP.

**The applicant has requested that this item be tabled until the March 23, 2005 meeting.**

- 7.E. Consider the Joyce Lane Subdivision Preliminary Plat, application no. 05-001-PP.

**The applicant has requested that this item be tabled until the March 23, 2005 meeting.**

## **8. ZONING AND PLATTING: PUBLIC HEARING/DISPOSITION**

- 8.A. Consider public testimony regarding the application filed by the City of Round Rock to rezone 2.78 acres of land, more or less, out of the P. A. Holder Survey, Abstract No. 297, in Williamson County, Texas, from C-1 (General Commercial) District to C-1-PV (General Commercial with the Palm Valley Overlay) District, application no. 05-002-Z.
- 8.B. *Consider a recommendation to approve the rezoning of 2.78 acres of land from C-1 (General Commercial) District to C-1-PV (General Commercial with the Palm Valley Overlay) District, application no. 05-002-Z.*
- 8.C. Consider public testimony concerning proposed amendments to Chapter 11, Zoning, Code of Ordinances, (1995 Edition), revising provisions concerning the geographical placement and design standards pertaining to wireless transmission facilities within the City of Round Rock.
- 8.D. *Consider a recommendation to approve amending provisions in Chapter 11, Zoning Code of Ordinances, (1995 Edition), concerning the geographical placement and design standards pertaining to wireless transmission facilities within the City of Round Rock.*

## **9. ADDITIONAL PLATS**

- 9.A. Consider the Walsh Ranch Revised Preliminary Plat, application no. 05-002-PP.

## **10. PRESENTATION**

- 10.A. Presentation of the Simon, Barshop & Oles and Scott & White projects.

## **11. PLANNER REPORT AND COMMISSION COMMENTS**

- 11.A. Discussion regarding Commissioner Terms

## **12. ADJOURN**

### **Certification**

I certify that the above notice of the Planning and Zoning Commission meeting was posted on the bulletin board at the City Hall of the City of Round Rock, Texas, on the 11<sup>th</sup> day of February, 2005 at \_\_\_\_ p.m.

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Christine R. Martinez, City Secretary